

017.0

0003

0007.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTON

APPRAISED:

Total Card /  
674,000 /Total Parcel  
674,000

USE VALUE:

674,000 /

674,000

ASSESSED:

674,000 /

674,000

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
111		MARY ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: MITROPOULOS MARIE A &	
Owner 2: DELVECCHIO PETER A & JOHN a	
Owner 3:	

Street 1:	111 MARY ST
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER	
Owner 1:	DEL VECCHIO CLAIRE T -
Owner 2:	-

Street 1:	111 MARY ST
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION	
This parcel contains 6,104 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1948, having primarily Vinyl Exterior and 1196 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	Above Street
	Topo
	Street
	Gas:

LAND SECTION (First 7 lines only)	
Use Code	Description LUC Fact
101	One Family
	No of Units
	Depth / PriceUnits
	Unit Type
	Land Type

Sq. Ft.	Site
6104	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6104.000	187,800	3,700	482,500	674,000		12177
							GIS Ref
							GIS Ref
							Insp Date
							02/14/09

Total Card	0.140	187,800	3,700	482,500	674,000	Entered Lot Size
Total Parcel	0.140	187,800	3,700	482,500	674,000	Total Land:

Source:	Market Adj Cost	Total Value per SQ unit /Card:	563.55	/Parcel:	563.5	Land Unit Type:
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<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>															
Type: 19 - Ranch		Full Bath: 1	Rating: Average	A Bath:	Rating:	PDAS OF= SINK IN BMT.																					
Sty Ht: 1 - 1 Story		3/4 Bath:	Rating:	A 3QBth:	Rating:																						
(Liv) Units: 1	Total: 1	1/2 Bath:	Rating:	A HBth:	Rating:																						
Foundation: 1 - Concrete		OthrFix: 1	Rating: Fair																								
Frame: 1 - Wood		<b>OTHER FEATURES</b>																									
Prime Wall: 4 - Vinyl		Kits: 1	Rating: Average	1st Res Grid Desc: Line 1 # Units: 1																							
Sec Wall: %		A Kits:	Rating:	Level FY LR DR D K FR RR BR FB HB L O																							
Roof Struct: 1 - Gable		Fpl: 1	Rating: Average	Other																							
Roof Cover: 1 - Asphalt Shgl		WSFlue:	Rating:	Upper																							
Color: YELLOW		Lvl 2																									
View / Desir:		Lvl 1																									
<b>GENERAL INFORMATION</b>				Lower																							
Grade: C - Average				Totals RM: 6 BR: 3 Baths: 1 HB																							
Year Blt: 1948	Eff Yr Blt:	Location:																									
Alt LUC:	Alt %:	Total Units:																									
Jurisdct: G4	Fact: .	Floor:																									
Const Mod:		% Own:																									
Lump Sum Adj:		Name:																									
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>												<b>REMODELING</b>											
Avg Ht/FL: STD		Phys Cond: AG - Avg-Good	26. %	Exterior:												RES BREAKDOWN											
Prim Int Wall: 2 - Plaster		Functional:	%	Interior:												No Unit RMS BRS FL											
Sec Int Wall: %		Economic:	%	Additions:												1 6 3											
Partition: T - Typical		Special:	%	Kitchen:																							
Prim Floors: 3 - Hardwood		Override:	%	Baths:																							
Sec Floors: %		Plumbing:																									
Bsmnt Flr: 12 - Concrete		Electric:																									
Subfloor:		Heating:																									
Bsmnt Gar:		General:																									
Electric: 3 - Typical		Totals																									
Insulation: 2 - Typical		1 6 3																									
Int vs Ext: S		<b>CALC SUMMARY</b>												<b>COMPARABLE SALES</b>													
Heat Fuel: 3 - Electric		Basic \$ / SQ: 95.00												Rate Parcel ID Typ Date Sale Price													
Heat Type: 6 - Elec Base/B		Size Adj.: 1.35000002																									
# Heat Sys: 1		Const Adj.: 0.98000199																									
% Heated: 100	% AC:	Adj \$ / SQ: 125.685																									
Solar HW: NO	Central Vac: NO	Other Features: 64300																									
% Com Wall	% Sprinkled:	Grade Factor: 1.00																									
		NBHD Inf: 1.00000000																									
		NBHD Mod:																									
		WtAv\$/SQ: AvRate: Ind.Val																									
		LUC Factor: 1.00																									
		Adj Total: 255145												Juris. Factor: 1.00 Before Depr: 125.69													
		Depreciation: 67358												Special Features: 0 Val/Su Net: 81.79													
		Depreciated Total: 187787												Final Total: 187800 Val/Su SzAd: 157.02													
<b>MOBILE HOME</b>				Make:	Model:	Serial #:	Year:	Color:																			
<b>SPEC FEATURES/YARD ITEMS</b>																<b>PARCEL ID</b> 017.0-0003-0007.0											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value									
19	Patio	D	Y	1	6X18	A	AV	1980	5.72	T	31.2	101			400			400									
3	Garage	D	Y	1	10X20	A	AV	1948	27.50	T	40	101			3,300			3,300									
More: N	Total Yard Items:	3,700		Total Special Features:			Total:	3,700		SUB AREA												SUB AREA DETAIL					
										Code Description Area - SQ Rate - AV Undepr Value												Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
										FFL First Floor 1,196 125.690 150,320																	
										BMT Basement 1,028 37.710 38,761																	
										OPF Open Porch 36 43.120 1,552																	
										PAT Patio 36 5.880 212																	
										Net Sketched Area: 2,296 Total: 190,845																	
										Size Ad 1196 Gross Are 2296 FinArea 1196																	
																<b>IMAGE</b>				<b>AssessPro Patriot Properties, Inc</b>							